

*City of Burien*

BURIEN PLANNING COMMISSION MEETING

June 9, 2009

7:00 p.m.

Miller Creek Room, Burien City Hall

MINUTES

**Planning Commission Members Present:**

Janet Shull, Stacie Grage, Jim Clingan, Brian Bennett, Rachel Pizarro, Joe Fitzgibbon, Rebecca McInteer

**Absent:**

None

**Others Present:**

David Johanson, senior planner; Jeremy Hammar, planning intern

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**Roll Call**

Chair Shull called the meeting to order at 7:12 p.m. At the call of the roll all commissioners were present.

**Agenda Confirmation**

Commission Grage asked that time be allotted for Councilmember Rose Clark to address the commission. Motion to approve the agenda as modified was made by Commissioner Grage. Second was by Commissioner Clingan and the motion carried unanimously.

**Council Communications**

Councilmember Clark informed the commission about the upcoming visit to Burien on July 2 by German urban planner Thomas Sieverts, author of the book "Why We Live Where We Live," which examines why people left large cities for the suburbs and what quality of life they have in the suburbs. Mr. Sieverts is on a speaking tour of the United States and will be spending two days in Seattle and one day in Burien. In the morning he will take a self-guided tour of Burien and beginning at 1:30 in the afternoon he will meet with invited community members to discuss why Burien has done what it has done and whether Mr. Sieverts considers it successful from his perspective. Then there will be a walking tour organized by various community groups. In the evening there will be a pay-by-donation barbecue cooked in the B/IAS lot, open to the community. The donations will go to B/IAS. Also, several crews will be videotaping the activities throughout the day.

**Approval of Minutes**

Motion to approve the minutes of May 12, 2009, was made by Commissioner Clingan; second was by Commissioner Grage. The motion carried unanimously.

**New Business**

Senior planner David Johanson briefed the commissioners on the item before them tonight -- their consideration, and possible recommendation to the City Council, of the 2009 Comprehensive Plan amendment preliminary docket. The commission is to determine whether each proposed amendment has enough merit to be recommended to the City Council for inclusion on this year's docket.

This year's proposed amendments are:

- 2009-1 Economic Development Element Goal and/or policy amendments (placeholder)
- 2009-2 Sustainability Goal and/or policy amendments
- 2009-3 Northeast Redevelopment Area policy and/or map amendments
- 2009-4 Capital Improvement Program map and project list updates
- 2009-5 Broderick Architects for Ambaum Partners, LLC (owner) Comprehensive Plan map amendment and rezone request
- 2009-6 Cramer Northwest Inc. for Larry Ohrt (owner) Comprehensive Plan map amendment and rezone request.

Mr. Johanson noted that proposed amendment 2009-1, a placeholder for Economic Development Element goal and/or policy amendments, is being worked on by the Burien Business and Economic Development Partnership (BEDP) and he is confident the BEDP will be submitting something.

For 2009-2, Mr. Johanson said staff is thinking that it's time to look at a very basic level of goal and policy work relating to sustainability while continuing with the more detailed sustainability work, perhaps setting one or two goals and a few of the key policies and amending the Comprehensive Plan accordingly. Currently staff is analyzing what's currently in the Comprehensive Plan that ties in with the work being done on sustainability.

The third item is 2009-3, Northeast Redevelopment Area goals and policies. Work currently is being done with Otak and the Port of Seattle to update the Northeast Redevelopment Area study and, in fact, go into greater depth.

Item 2009-4, Capital Improvement Program map and project list updates, will incorporate language reflecting the City's new biennial budget process and will update the CIP project list.

The last two items are requests from private parties. The first, 2009-5, is a request to rezone a parcel from Office to RM-18.

Chair Shull noted that she forgot to call for agenda item #3, Public Comment, and asked if anyone present wanted to speak to anything other than the Comprehensive Plan docket. There were no comments.

Going back to the proposed Comprehensive Plan docket, Genevieve Theriault of Broderick Architects introduced herself as the architect working on the 2009-5 project, which entails construction of a leasing center for the Heights at Burien apartment complex on property previously occupied by a hair salon.

Item 2009-6 is a request to rezone from RS-7200 Residential Single Family to Intersection Commercial. The owners of the parcel were in attendance and said that since the third SeaTac Airport runway opened the parcel is no long suitable for single-family use because of increased noise and the proximity of the planes as they take off and land.

The consensus of the commissioners was to move forward in making a recommendation to the City Council regarding the proposed docket.

Motion to recommend inclusion of proposed Comprehensive Plan amendment reference no. 2009-1 on the 2009 Comprehensive Plan docket was made by Jim Clingan; Joe Fitzgibbon seconded. Motion carried unanimously.

Motion to recommend inclusion of proposed Comprehensive Plan amendment reference no. 2009-2 on the 2009 Comprehensive Plan docket was made by Stacie Grage; Jim Clingan seconded. Motion carried unanimously.

Motion to recommend inclusion of proposed Comprehensive Plan amendment reference no. 2009-3 on the 2009 Comprehensive Plan docket was made by Stacie Grage; Rachel Pizarro seconded. Motion carried unanimously.

Motion to recommend inclusion of proposed Comprehensive Plan amendment reference no. 2009-4 on the 2009 Comprehensive Plan docket was made by Jim Clingan; Stacie Grage seconded. Motion carried unanimously.

Motion to recommend inclusion of proposed Comprehensive Plan amendment reference no. 2009-5 on the 2009 Comprehensive Plan docket was made by Rachel Pizarro; Jim Clingan seconded. Motion carried unanimously.

Motion to recommend inclusion of proposed Comprehensive Plan amendment reference no. 2009-6 on the 2009 Comprehensive Plan docket was made by Stacie Grage; Jim Clingan seconded. Motion carried unanimously.

Chair Shull noted that the commission's recommendation will be presented to the City Council at its July 6<sup>th</sup> meeting.

### **Old Business**

#### **A. Continuing discussion on sustainability strategy**

Jeremy Hammar, planning intern, said he had integrated the comments from the last Planning Commission meeting into the draft goals and had met with other Planning staff to work on the language and to discuss where to go next. Staff concluded that the parts of the draft strategy that aren't currently referenced in the Comprehensive Plan should be added through the 2009 amendment process. Therefore, sections 1, 2, 5 and 6 will be included in this year's amendment process.

Chair Shull said the recommendation of the planner who worked on Shoreline's sustainability strategy is that the strategy be separate from the Comprehensive Plan and that the plan be supportive of the strategy. The rationale for that is that the technologies and methodologies are constantly evolving and to accommodate that the strategy should be in a document that can be updated more often than a comprehensive plan. Mr. Johanson confirmed that Planning staff is thinking along those same lines.

Commissioners asked that the drafts not only indicate what has been added but what has been deleted as well. They asked if there is a timeline for completing the strategy; Mr. Hammar said at this point there is not.

Commissioner Pizarro pointed out that the sentence on the bottom of page 6 appears to be two sentences run together.

Chair Shull asked that staff provide Commissioner Pizarro with the same background information the rest of the commissioners received at the beginning of discussions about sustainability.

Councilmember Clark said that she thinks the BEDP is working on a sustainability strategy as well. Mr. Johanson said staff would check into what the BEDP is doing and if it relates to the Planning Commission's work.

Commissioners briefly discussed having stakeholders involved at some point.

Commissioner McInteer said she felt section 6 was redundant about the improvement of the strategy. She said she thinks it can be said in one paragraph that the strategy should be a living document and forego the bullet points. Commissioner Pizarro agreed that there are areas in the draft strategy that can be tightened up, leaving room for more substantial content. She'd like to see actionable things, particularly specific ways to engage the community, included in the strategy.

Chair Shull said she doesn't want the commission to go too far before involving the community. Mr. Johanson suggested that the commissioners may want to check in with the City Council and make sure they are moving in the direction that the council envisioned, and also check with the BEDP and Sustainable Burien.

### **Planning Commission Communications**

Commissioner Pizarro asked how she should communicate scheduled absences.

Commissioner Grage said that North Hill Elementary won an award for its recycling, reusing, and community work in sustainability projects at the school.

Commissioner Fitzgibbon said he went to a discussion hosted by the Transportation Choices Coalition that included presentations from a number of groups including Sound Transit. He said there were five long-range transportation plan alternatives including one that includes a rail link between Burien, Tukwila and West Seattle; comments on the Transportation 2040 DEIS are due to the Puget Sound Regional Council on July 13<sup>th</sup>.

The discussion also included a Tacoma staff member talking about that city's long-term plan for its mixed-used centers – that city is talking about eliminating parking minimums in two of its denser centers. In the future, he said, he would like to the commission to discuss parking in Burien's downtown. Mr. Johanson said he would get Commissioners Fitzgibbon and Bennett a copy of the downtown parking study that's already been done.

Commissioner Bennett said he filed to run for a seat on the City Council.

### **Director's Report**

Mr. Johanson reminded the commissioners that Saturday, June 13, is the Town Square and transit center grand opening event, beginning with the formal ceremonies at 10 a.m.

He also said it is anticipated that the new City Hall/Library will be LEED-certified at the silver level. He pointed out some of the special components including low-E glass, with different types of the glass for each of the different exposures to reduce heat gain; roller shades; dual-flush toilets; recycled building materials; and architectural features like sunshades.

### **Adjournment**

Motion to adjourn was made by Commissioner Grage; meeting adjourned at 8:30 p.m.

Approved: July 28, 2009

/s/ Janet Shull, chair